

**5 Macrosty Gardens**, Crieff, Perthshire, PH7 4LP

**Guide Price £225,000**



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents



## 5 Macrosty Gardens, Crieff, PH7 4LP

We are delighted to offer for sale this immaculate 3 bed detached bungalow, located in a sought after residential area within the ever popular Perthshire market town of Crieff. The property enjoys a peaceful position in a quiet cul-de-sac and is within easy reach of the many amenities and services available in Crieff and picturesque walks through Macrosty Park and Lady Mary's Walk

The well proportioned accommodation is presented in true-move-in Condition and comprises; **Entrance Hall, Lounge/Dining Area, Dining Kitchen, Shower Room**, and three **Double Bedrooms** (master with WC & WHB). The property is fully double glazed, and warmed by mains gas central heating.

Externally the front garden is laid to lawn, bordered by mature hedging and has ample private parking. The rear garden is also laid to lawn with an excellent decking area. The rear garden can be accessed from either the kitchen or from the side of the property. There is also an attached single garage

An ideal family home situated in a very desirable location, presented in true move-in condition. All floor coverings & blinds will be included. Likely to be a welcome addition to the market and early viewing is advised.

**Lounge/Dining** (20'05" x 14'05")

**Bedroom One** (10'07" x 9'06")

**Bedroom Three** (11'05" x 7'03")

**Kitchen** (12'10" x 11'05")

**Bedroom Two** (10'07" x 8'10")

**Shower Room** (6'05" x 5'05")







5 Macrosty Gardens, Crieff, PH7 4LP





### Directions

From our Property Shop in West High Street, turn right into Comrie Street then first left down to the junction beside the War Memorial. Cross over and continue down Milnab Street and pass Macrosty Park on the right side. Continue over the bridge and take the second road on the left into Turretbank Drive and then first left into Macrosty Gardens, the property is located on the right.

### Viewing

Strictly by appointment through Irving Geddes W.S. on 01764 653771.

### Energy Performance

Rated 'D' for energy efficiency.

### Council Tax

Band 'E'

### Home Report

Market Value £225,000

[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)



**Thinking of selling?**

**Call us now for a free valuation for your own property**

**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722